



# City of Miami Gardens

DRAFT

Planned Corridor District  
Regulations

April 29, 2008

***“Striving to be the Best!”***







# Background

- Community Vision principles are guiding this process
- Land Development Regulation revisions follow the adopted Comprehensive Plan
- Introductory meeting April 3<sup>rd</sup>
- IPG, working closely with City staff, has drafted regulations for the proposed Planned Corridor District (PCD)
- Tonight we will present an overview of the proposed PCD regulations



# Proposed Planned Corridor District (PCD)

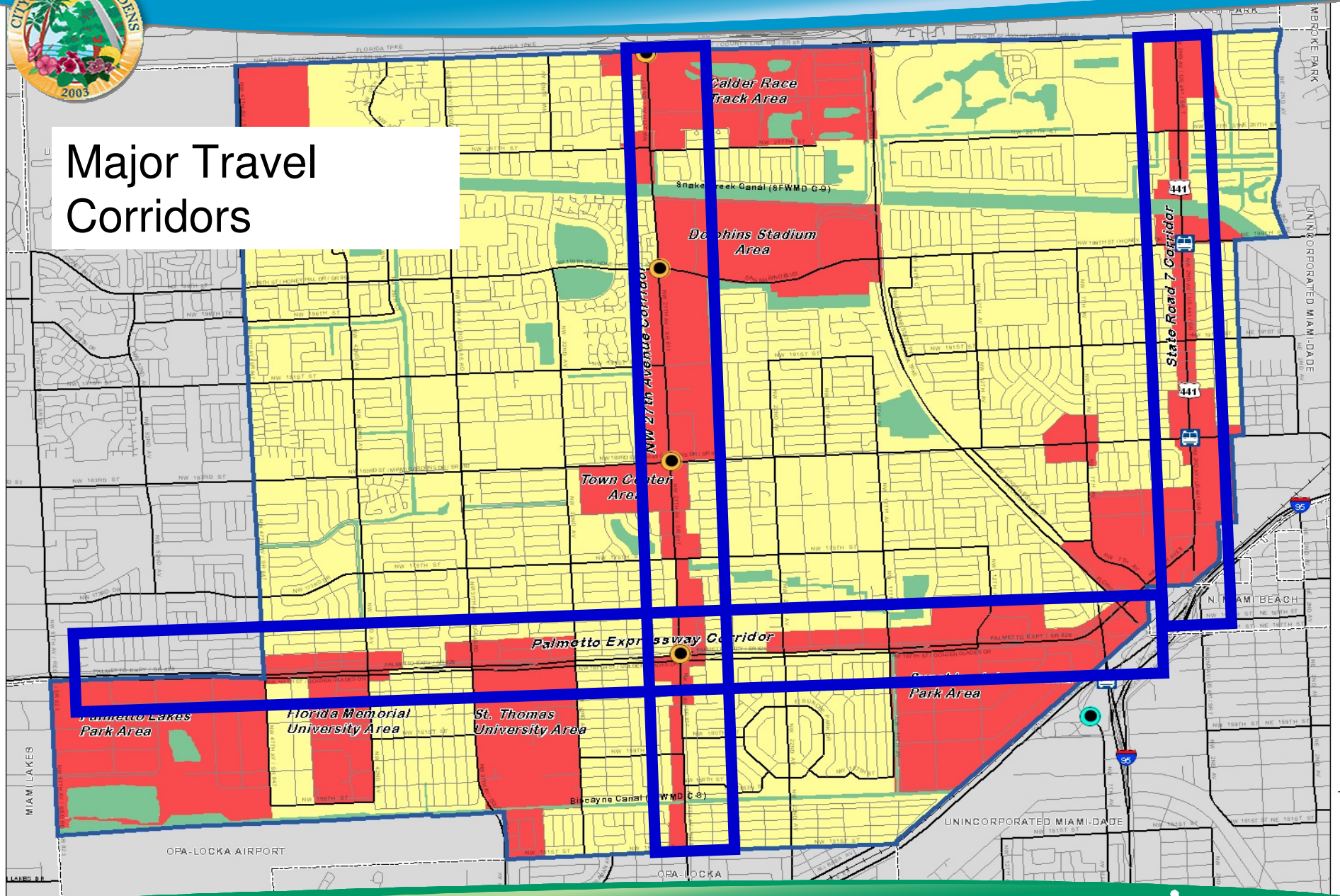
New standards for future development and redevelopment along the City's 3 major corridors.

- US 441
- NW 27<sup>th</sup> Avenue
- Palmetto Expressway





## Major Travel Corridors







# Guiding Principles

- Encourage pedestrian & transit use
- Enhance scenic qualities of corridors
- Promote mixed use development
- Allow appropriate additional density
- Create public spaces
- Buffer adjacent neighborhoods



# Proposed PCD Components

- Single zoning district for all 3 corridors establishes:
  - Setbacks & buffers
  - Building height
  - Density
  - Use regulations.





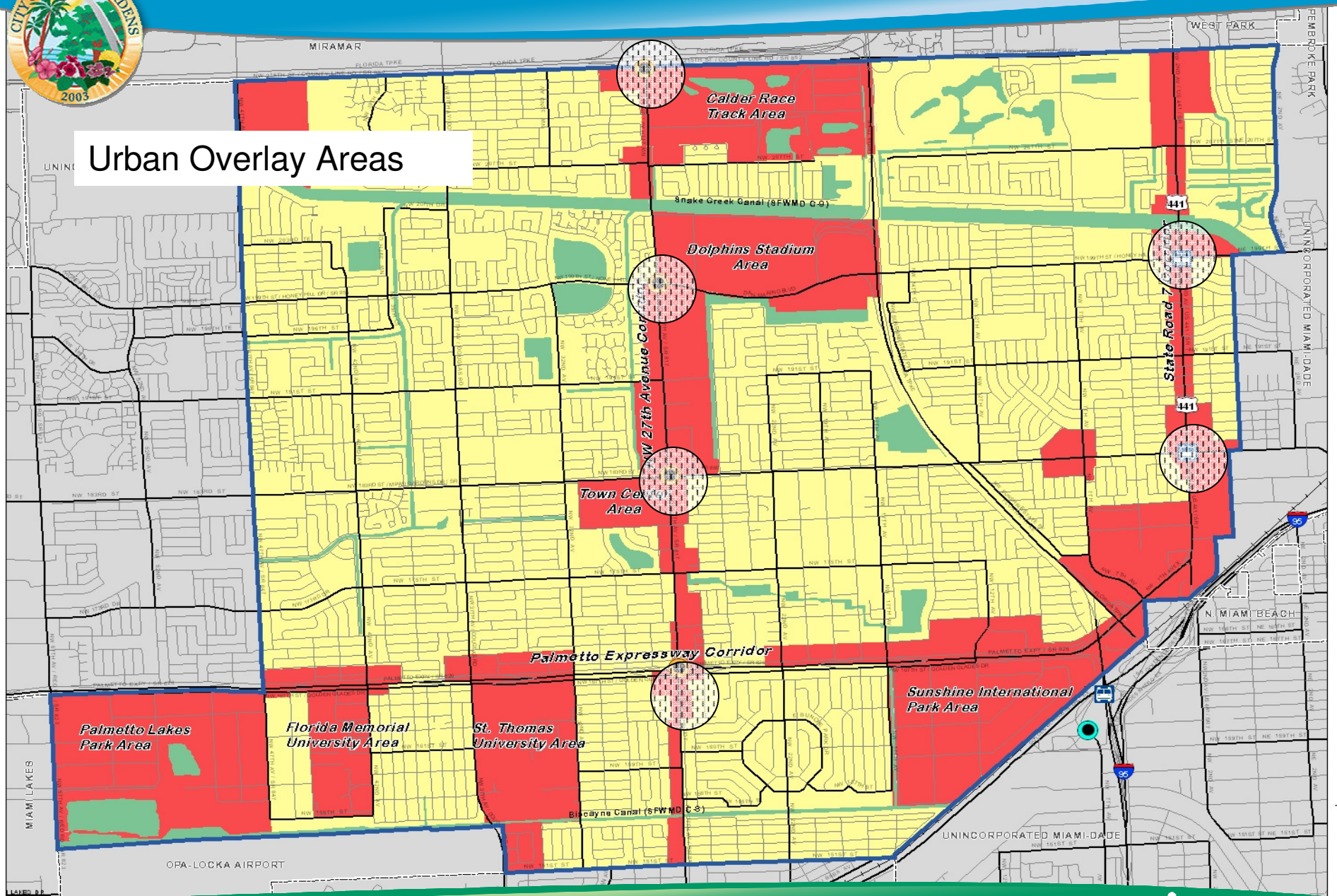
# Urban Overlay Areas

Urban Overlay Areas (UOAs) will be established at the major transit intersections of:

- US Highway 441 & NW 183rd Street
- US Highway 441 & NW 199th Street
- NW 27th Street & NW 215th Street
- NW 27th Street & NW 199th Street
- NW 27th Street & NW 183rd Street
- NW 27th Street & Palmetto Expressway



## Urban Overlay Areas







# Urban Overlay Areas

Purpose: encourage a more urban form at transit intersections:

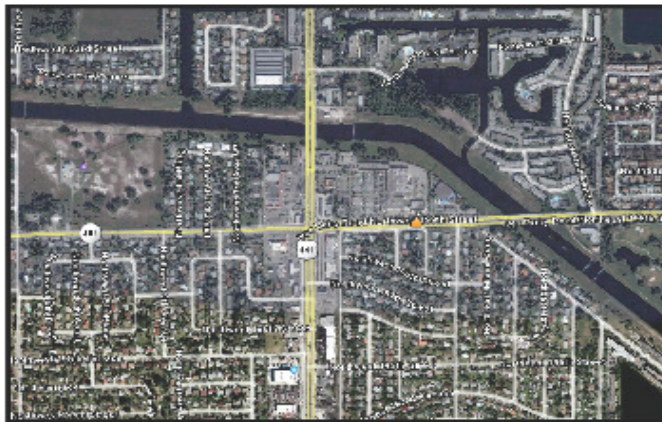
- Buildings set close to the street
- Parking to side or rear of buildings
- Pedestrian friendly environment



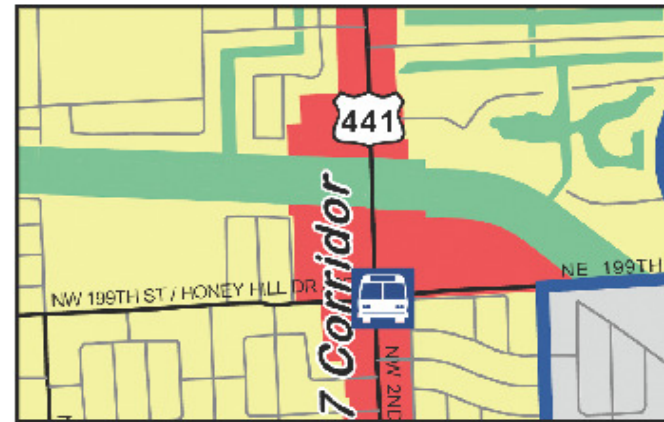


# Urban Overlay Area Example

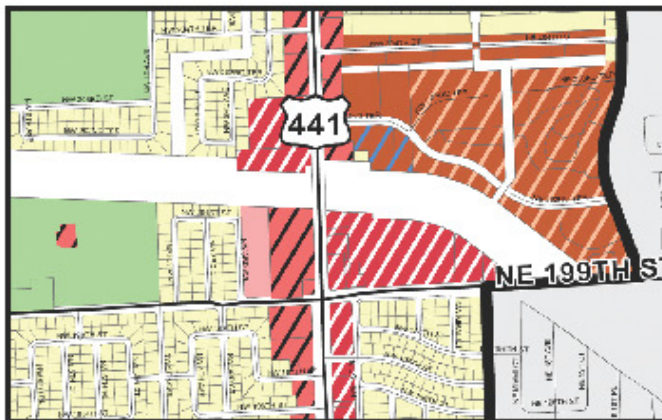
## US 441 / NE 199TH STREET URBAN OVERLAY AREA



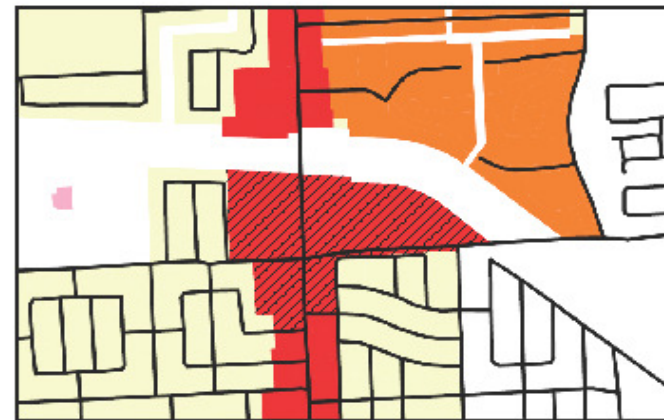
Existing Conditions



Existing Future Land Use



Existing Zoning Classifications



Proposed Zoning Classification





# Amenity Bonus Program

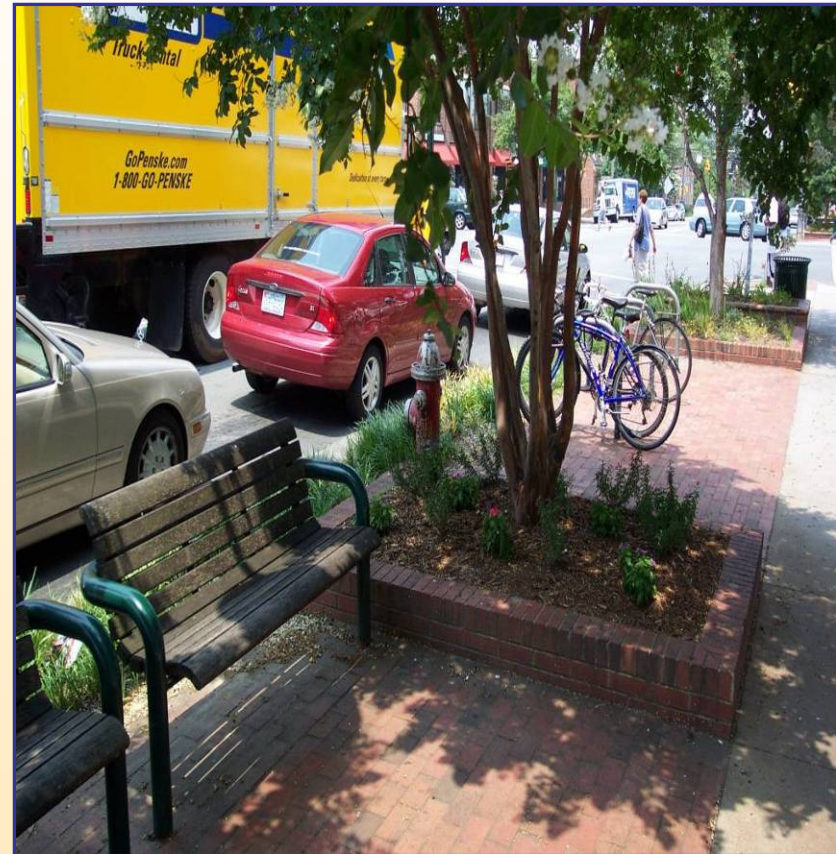
## Encourage:

- Public amenities
- Enhanced landscaping
- Pedestrian & transit supportive design
- Mixed use

## Earned credits used for:

- Additional density
- Additional intensity
- Increased building height
- Reduced setbacks

\* *Comprehensive Plan sets maximums.*





# Public Amenity Examples

Public Plaza



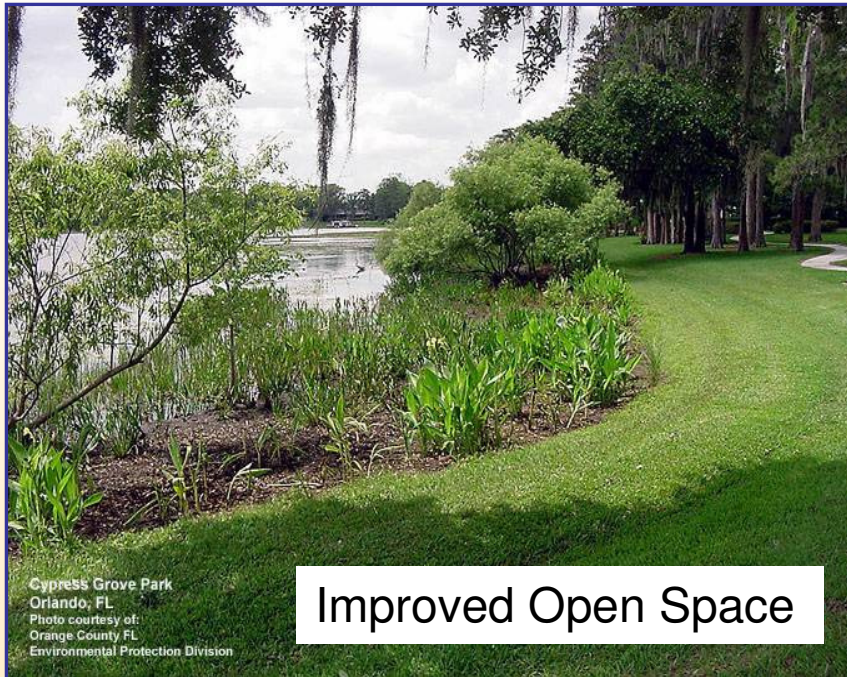
Interactive Fountain



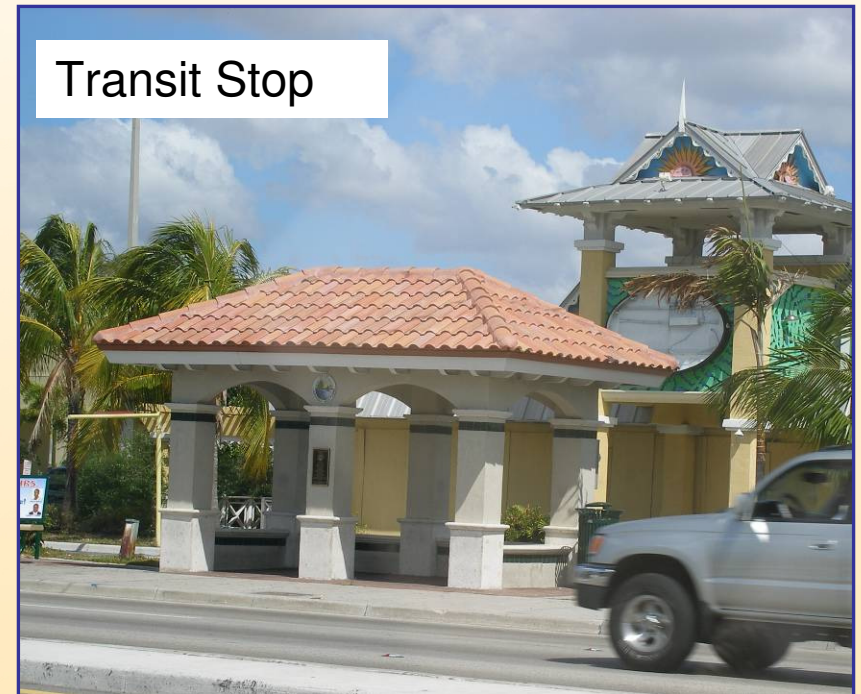




# Public Amenity Examples



Improved Open Space





# Bonus Program Example

Developer may provide the following amenities and earn the associated points.

	<u>Earned</u>
– 500 sf of public plaza adjacent to the street =	10 credits
– Interactive fountain in plaza =	10 credits
– 1 public bench within the plaza =	1 credit
– Increase landscape buffer by 5 feet =	5 credits
– Mix uses within the proposed building =	<u>30 credits</u>
	<b>56 Total</b>





# Bonus Program Example

The 56 credits earned may be redeemed for the following bonuses:

	<u>Cost</u>
- Increase density from 25 units/acre to 33 units/acre =	16 credits
- Increase maximum FAR from 0.4 to 0.9 =	10 credits
- Decrease rear setback from 25' to 15' =	5 credits
- Decrease side setback from 15' to 5' =	5 credits
- Increase maximum building height from 4 to 8 stories =	<u>20 credits</u>
	<b>56 credits</b>



# Area and Dimension Regulations

Area Regulations	PCD	Urban Overlay Areas
Corridor setback	15' minimum	15' build-to line
Street setback	15'	15' build-to line
Rear setback	25'/15' with bonuses	10'/5' with bonuses
Side setback	15'/5' with bonuses	5'/0' with bonuses
Maximum building height	4 stories (up to 10 for mixed use buildings with bonuses)	5 stories (up to 15 for single use and up to 20 for mixed use buildings with bonuses)
Maximum FAR	0.4/2.0 with bonuses	1.5/3.0 with bonuses
Transitional buffer	20'	20'
Minimum open space	15%	5%





# PCD Regulations



## Specific regulations:

- Service areas not visible from Corridor
- “Undergrounding” utility lines
- Funds for transit stops
- Garages/bay doors oriented away from corridor
- Minimum 5% improved Open Space
- Max 50% encroachment of setback by patios, balconies, arcades, roof overhangs, or screen enclosures



# Plant Themes

Draft regulations encourage unique identity by establishing street tree theme.

- Royal Palm trees along corridor rights-of-way.
- Shade trees in Urban Overlay Areas.



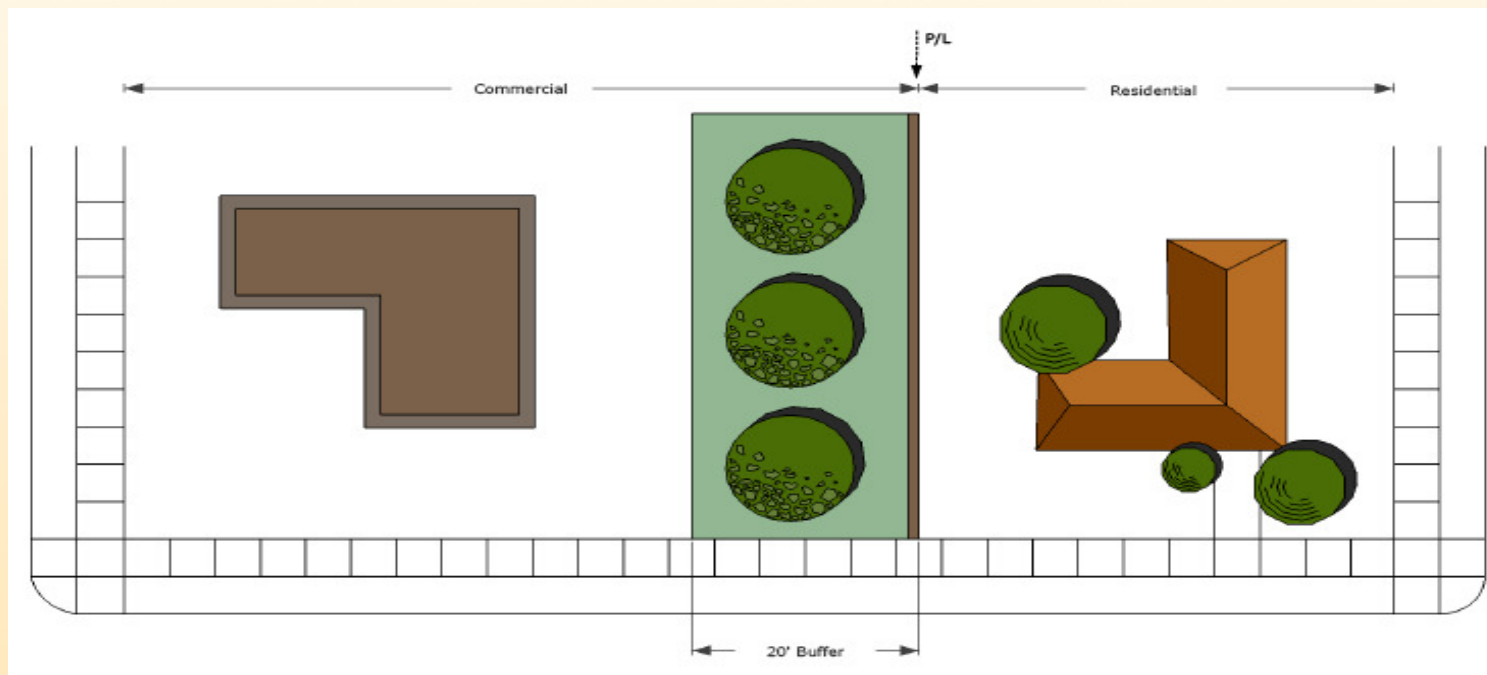




# Landscaping

The PCD will require enhanced landscaping.

- Landscaping along the rights-of-way or the provision of funds (including medians).
- Minimum 20' transitional buffers between corridor uses and low-to-medium density residential.

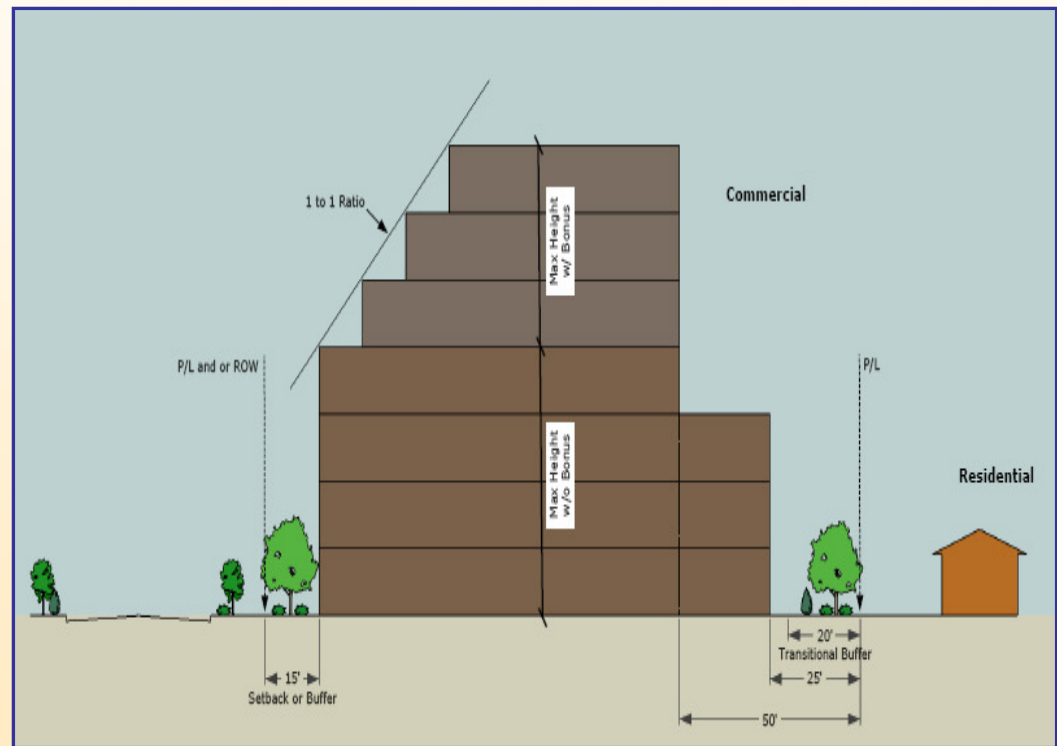




# Protection of Existing Neighborhoods

New PCD will:

- Provide transitional buffers
- Require upper floors to be “stepped back”







# Offstreet Parking



## Additional offstreet parking standards:

- Provide stem walls and landscaping between parking lots and rights-of-way
- Parking structures located along corridors must provide active uses on 1<sup>st</sup> floor
- Architectural and landscaping requirements for parking structures



# Architecture

No required architectural style in the PCD, but Contemporary or Modern architecture is encouraged. In addition:

- Wall and roof variations are required
- Colors are to be reviewed and approved
- Facades to provide pedestrian friendly treatments







# What do you think?

# Input





# Next Steps

1. Tonight's comments will be incorporated into the draft PCD regulations
2. A Council workshop on the PCD & LDRs
3. Draft ordinance & adoption process

Please visit the City's website at [www.miamigardens-fl.gov](http://www.miamigardens-fl.gov) for details.

Thank you for your interest and input!





# Questions or Comments?

*Thank you for your participation!*

